

Venice Neighborhood Council

LAND USE AND PLANNING COMMITTEE

PO Box 550, Venice, CA 90294

www.VeniceNC.org Email: Chair-LUPC@VeniceNC.org

Applicant Name: Jenesa Kurland

Stakeholder Address:



Email:



Phone:

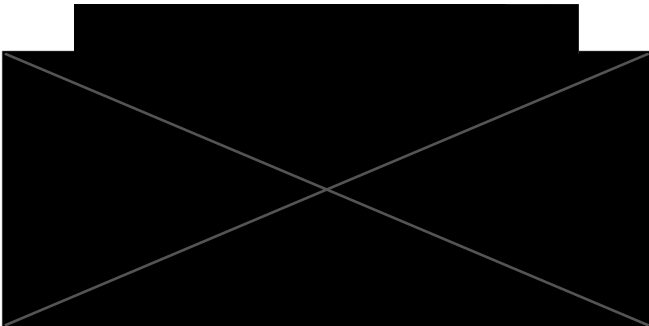


I hereby certify, that I wish to serve on the Land Use and Planning Committee of the Venice Neighborhood Council and I am a Stakeholder within the boundaries of the VNC area.

Unfortunately, I am unable to present in person at the August 19th Board meeting because already had travel plans out of the country from August 16th-25th.

Stakeholder Signature Jenesa Kurland Date August 11, 2025

CA DL proof of stakeholder status:



1) Explain why you wish to serve on the LUPC.

In 1996, I moved to California under the condition of living in Marina del Rey vicinity. Over these 30 years, as a renter and now a homeowner, I have become more passionate about our community, its improvement and preservation.

a) Have you served before on the LUPC or other planning and land use related committee? If so, what committee and when?

No, I have not served on the LUPC nor related committee.

b) State your professional qualifications or related experience relevant to this position.

My educational background is in Architectural Engineering and Construction Management. I work for an employee-owned local general contractor in Santa Monica for 24 years, and for a national construction manager in West Los Angeles for five years before that. Working in preconstruction has afforded me to become familiar with reading Phase I & Phase II Environmental Impact Reports, Conditional Use Permits, Conditions of Approval, geotechnical investigations, etc. I am very familiar with understating construction plans which may be submitted by Applicants.

c) Indicate your understanding of the time involved in terms of meetings and case work.

LUPC meetings take place on the first Thursday of every month at 7:00 PM for about 1.5 hours as required to discuss all cases on the agenda. Case load varies and time to read background varies on case complexity. Drive-by viewing of sites in discussion should be done in person, not only via Google Maps.

2) List your previous and/or current neighborhood or community involvement.

HOA committees.

Sierra Club Ballona Creek Group.

During Public Comment, I have spoken in-person and virtually many California Coastal Commission, Department of Beaches & Harbor, Los Angeles County Board of Supervisors as well as Venice Neighborhood Council meetings on a variety of issues.

3) List the three most critical planning and land use issues you feel are facing the Venice Community.

1. **State legislation** Having recently completed the Impacts of Policy on Sustainability course at Santa Monica College, I am more aware of the interplay between levels of government and public policy, and the importance of individual involvement. Imposed legislation from Sacramento such as SB 79, SB 131 & AB 130 may or may not be good for our Venice Community. I think thoughtful,

site-specific urban planning is the better route. Thus, we should proactively do so while we are still capable and before land use is unchangeable.

2. **Housing** The mandate to provide more housing in Venice while expunging those currently renting there is heartless imminent domain to the benefit of developers. Displaced residents have few affordable options without being temporarily, if not permanently, displaced from their community.
3. **Identity** ‘Venice’ is an allure for international and domestic tourists, as well as Los Angeles County residence. Prudent planning will retain the character and charm that brings vitality and tourist dollars into our community.

4) Review the Venice Coastal Zone Specific Plan and the Venice Land Use Plan (which was certified by the California Coastal Commission) and comment on your opinion of each of them.

I am pleasantly surprised to discover the Venice Coastal Zone Specific Plan (VCZSP) is descriptive and granular. Additionally surprisingly, the VCZSP supersedes LAMC regulations.

Based on my observations of California Coastal Commission meetings and agenda readings, The Venice Land Use Plan (LUP) does not appear to be well referenced. Despite emphasis on Local Implementation Plan and “Implementation Strategies” being thought out under each policy, there easily is disconnect and misunderstanding. As with too many California Coastal Commission approvals, the Applicant is requesting ex post facto approval. Instead, I think LUP Policy chapter/verse and Section numbers should be cited by the Applicant. Then citations be verified and amended by Approvers.

5) How do you view your role in private interactions with Applicants who have projects proposed before the Land Use and Planning Committee?

Private interaction with Applicants should be avoided. It is easy for a seemingly benign discussion to inadvertently result in bias.

6) What is your understanding of and opinion on the VNC Ethics/Conflict of Interest requirements?

I fully agree that all interactions need to be made with honesty, integrity and respect towards fellow committee members and those bringing forth items for discussion. Even if we do not agree with the plan being presented, decisions must be rendered without prejudice nor potential of private gain. Committee members should abstain if they cannot remain unbiased for a Case vote.

Thank you, Jenesa Kurland